

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
December 3, 2025**

**The Millard County Planning Commission met on Wednesday December 3, 2025, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.**

PRESENT: Erin Sorenson ..... Planning Commission Chairman  
John Nye..... Planning Commission Vice Chair  
Pat Manis..... Planning Commissioner  
DeMar Iverson ..... Planning Commissioner  
Phil Morrison ..... Planning Commissioner

EXCUSED: Wayne Jackson ..... Planning Commissioner  
Phil Diaz..... Planning Commissioner  
Shane Church..... Planning Commissioner  
Denton Peterson ..... Millard County Deputy Attorney  
Mallori Wood ..... Secretary

ALSO PRESENT:

Adam Richins..... Millard County Planner  
Mike Hansen..... Hansen Planning Group  
Russell Anderson..... Coyote Gulch RV Park  
Matt Ward ..... Millard County Chronicle Progress  
Chet Simper..... Distant Peak Engineering  
Ron Larsen ..... Jones & DeMille

PURSUANT TO AN AGENDA WHICH HERETOFORE HAD BEEN PROVIDED to each member of the Planning Commission, posted at the Millard County Offices in Delta, the Public Safety Building in Fillmore, and the Main Street Courthouse in Fillmore, posted on the Utah Public Notice Website and the Millard County Website, and provided to the Millard County Chronicle Progress, a newspaper of general circulation within Millard County, Utah as required by law, the following proceedings were had:

**1. WELCOME, CALL TO ORDER-** Commissioner Erin Sorenson called the meeting to order at 6:36 pm. She welcomed all present.

**2. PUBLIC INPUT-** There wasn't any public input.

**3. REVIEW and POSSIBLE APPROVAL—** Application #Z-2025-064 for an accessory dwelling unit at approximately 3550 N 2000 W Delta. Jose Maldonado, Applicant.

Chet Simper approached the commission on behalf of the applicant, Jose Maldonado. He would like to build a permanent tiny house on the property to live in while he does renovations on the existing house. He would like the new home to stay permanently for family members to stay in while they come visit.

There was discussion about the utilities and septic that will be used.

Commissioner DeMar Iverson made a MOTION to approve application #Z-2025-061 based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Phil Morrison SECONDED the motion. Voting is unanimous in the affirmative.

## **RECOMMENDATION**

1. Approve the C-1 Conditional Use Permit Application permitting the construction of an accessory dwelling unit.

2. Basis for Recommendation or Approval of the C-1 Conditional Use Permit:

10-8-3: Procedures and Review Standards for Conditional C-1 Use, Conditional C-1 Sign, and Conditional C-2 Use Applications

a) The proposed use is a conditional use within the zoning district as identified in section 10-25-1 Appendix A, table of uses. YES

b) The proposed use complies with all requirements of the zoning district, including all minimum area, setbacks, height, and all other requirements as applicable. YES

c) The proposed use will be conducted in compliance with the requirements of this title, all other applicable land use ordinances, and all applicable federal, state, or local requirements and regulations. YES

d) The property on which the use is proposed is of adequate size to permit the conduct of the use or sign in a manner that will not be detrimental to adjoining and surrounding properties. YES

e) The proposed use with all site plan and building requirements, as provided and required by this title, all other applicable land use ordinances, and all applicable federal, state, or local requirements and regulations. YES

f) The proposed use complies with all applicable dedication requirements of the county and provides the necessary infrastructure, as required. YES

g) Such use will not, under the conditions required, be detrimental to the health, general welfare and safety of persons or injurious to property or improvements of the immediate area or the county as a whole. YES

**4. PUBLIC HEARING**—Application #Z-2025-070 Amending the Millard County Resource Management Plan (A portion of the Millard County General Plan) to include a new section on Water Use and Preservation as required under Utah Code 17-27a-401.

Commissioner Pat Manis made a MOTION to open the public hearing. Commissioner Phil Morrison SECONDED the motion. Voting was unanimous in the affirmative.

Nobody stepped forward.

Commissioner Phil Morrison made a MOTION to close the Public Hearing. Commissioner Pat Manis SECONDED the motion. Voting was unanimous in the affirmative.

**5. REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2025-070 Amending the Millard County Resource Management Plan (A portion of the Millard County General Plan) to include a new section on Water Use and Preservation.

Mike Hansen with Hansen Planning Group approached the commission and gave a brief background into why the Millard County Resource Management Plan needs to be amended and when the water conservation and preservation portion needs to be complete.

The commission discussed the current resource management plan and what is included in the amended plan.

Commissioner Phil Morrison made a MOTION to send a favorable recommendation on application Z-2025-070 to the BOCC based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

**6. OTHER BUSINESS** – (Discussion Only) Subdivision Ordinance & Development Standards (Discussion Only) General Plan Updates

**7. APPROVAL OF MINUTES** – The proposed minutes of the Planning Commission Meeting held October 1<sup>st</sup>, 2025 were presented for consideration and approval. Following review and minor corrections Commissioner Pat Manis made a MOTION to approve the minutes from October 1<sup>st</sup>, 2025. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

The proposed minutes of the Planning Commission Meeting held November 5<sup>th</sup>, 2025 were presented for consideration and approval. Following review and minor corrections Commissioner DeMar Iverson made a MOTION to approve the minutes from November 5<sup>th</sup>, 2025. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

**8. ADJOURNMENT-** Commissioner Erin Sorenson adjourned the meeting at 7:30 pm.

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Dated this \_\_\_ day of \_\_\_\_\_ 2026  
Erin Sorenson, Planning Commission Chairman  
Millard County Planning Commission